

Exhibit C

CANARY WHARF CONTRACTORS LTD.
Estimating Breakdown Sheet

Client: CANARY WHARF PLC		Date: 1st September 2010		
Project: 25 Bank Street		Job No:		
Estimate Type: Cost Plan		Element Code: Summary		
Estimate No: CAT A (VAV Scheme)				
Description	Cost per m2	Cost per ft2		Total
SUMMARY				
2945 Builders Work	3.21	0.30		7,500
4305 Suspended Ceilings	42.99	3.99		100,595
4365 GRG Ceilings	6.41	0.60		15,000
4415 Raised Flooring	34.30	3.19		80,260
4455 Stone Flooring	11.11	1.03		26,000
4505 Floor Finishes	19.15	1.78		44,820
4775 Glazed Screens and Timber Panels	21.37	1.98		50,000
4815 Painting and Decorating	2.82	0.26		6,590
5405 Window Blinds	12.39	1.15		29,000
5715 Signage	0.85	0.08		2,000
6125 Ductwork	55.24	5.13		129,250
6135 FATVAV Boxes/Grilles	36.88	3.43		86,300
6515 Sprinklers	20.83	1.94		48,750
6905 BMS/Controls	24.52	2.28		57,375
7305 Electrical	42.70	3.97		99,915
7355 Fire Alarms	11.22	1.04		26,250
7445 Lighting	31.09	2.89		72,750
	377.07	35.03		882,355
Preliminaries @12.5 %	47.13	4.38		110,294
				992,649
Fee @ 5 %	21.21	1.97		49,632
				1,042,282
Design Fees	32.05	2.98		75,000
Building Regulations	2.14	0.20		5,000
				1,122,282
Insurance @1 %	4.80	0.45		11,223
TOTAL	484.40	45.00		1,133,505
VAT EXCLUDED				